

From: **Elizabeth Baldwin** <[Elizabeth.Baldwin@phila.gov](mailto:Elizabeth.Baldwin@phila.gov)>

Date: Wed, Jul 13, 2022 at 5:19 AM

Subject: Re: request for assistance with our application for a by right lot adjustment zoning permit for 7111 Germantown Avenue | ZP-2022-001234

To: Steve Masters <[steve@justlaws.org](mailto:steve@justlaws.org)>

Good Morning Steve

Under Pa law, the condominium ownership structure has no bearing on the treatment of the zoning lot. This is why the creation or modification of a condo does not in itself trigger a zoning permit. In other words, this declaration does not alter the treatment of 7111 Germantown as a single lot or establish interior lot lines.

Zoning lots are based on zoning permit history only. If there is a recorded deed that conflicts with established lots in zoning records, we must still review zoning request in accordance with the zoning history. It is understood that prior to the adoption to the 2012 Zoning Code, there was no legal requirement to correlate the deed and zoning lot. Section D of the linked code bulletin outlines our treatment of such conflicts.

Please also be aware that there may be Building Code impacts triggered by the subdivision. If I have misunderstood the issue, please reframe in the context of zoning history and the attached code bulletin.

<https://www.phila.gov/media/20201030095805/Code-Bulletin-No.-A-1701R-Property-Rights-Issues-Related-to-Permit-Process-10.30.20.pdf>

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